

STORAGE SHEDS



Do I need a building permit to construct a shed?

“YES”

You can download a building permit application by going to our web site

WWW.NORWOODMA.GOV

Go to Building Department and click link to Permit Applications

How close to my property line can I place this shed?

“Please refer to the next page for your setback requirements.”

[approved by Special Town Meeting 5/19/03]

Do I need building plans?

“Only if your shed is not pre-fabricated.”

Will I be taxed on this improvement?

“The Assessor’s say, yes”

I have an old, existing storage shed that is larger than 10 x 12 – [120 s.f.] and is more than 10’ high but only 5’ from my property line – can I replace it.

“Yes, if the footprint and location of the shed remains the same. You would still need a building permit but would be considered pre-existing, non-conforming. If you wish to *change the location or size* of the shed, you’ll have to meet the current requirements.”

What if I can’t meet the setback requirements?

“If you’re unable to meet the setback requirements because you have a hardship, you have the right to request a variance from the Zoning Board of Appeal. Variances are supposed to be granted only in cases where the board finds all of the following:

- [a] The hardship is owing to circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located.**
- [b] A literal enforcement of the provisions of this bylaw would involve a substantial hardship, financial or otherwise, to the petitioner or appellant.**
- [c] Desirable relief may be granted:**
 - 1. without substantial detriment to the public good; and**
 - 2. without nullifying or substantially derogating from the intent or purpose of this bylaw.**

